



# **ZONING AND PLATTING BOARD OF REVIEW**

## **REGULAR MEETING NOTICE AND AGENDA**

Thursday, October 17<sup>th</sup>, 2013 at 7:00 PM

Town Hall - Large Board Room

*Narragansett Town Hall*  
*25 Fifth Avenue*  
*Narragansett, RI 02882*  
*(401) 789-1044*

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### **CONVENE/ROLL CALL:**

### **ABSENT WITH CAUSE:**

### **CONSENT AGENDA:**

**1C Minutes:** Approval of the meeting minutes from the July 18<sup>th</sup>, 2013 Zoning Board meeting.

### **ZONING AND PLATTING BOARD OF REVIEW**

### **REGULAR AGENDA**

#### **Chair**

James P. Manning

#### **Vice Chair**

Anthony Brunetti

#### **Secretary**

Jerry Citrone

#### **Members**

Robert Mulligan  
Dr. Robert O'Neill

#### **Alternate Members**

Gene P. Kelly  
Sean Baxter

#### **Liaison Department Director**

Michael DeLuca

#### **Liaison Staff**

Jill Sabo

#### **Clerk of the Board**

Denise Buonanno

**2R Decision: McNeiece Appeal-** Appeal of the Building Official's notice dated June 26, 2013 to remove all fencing material from the property located at **Assessor's Plat 'O', Lot '81' (50 Lambert Street)**

**3R Public Hearing: Jeff Briggs - Assessor's Plat 'Y-3', Lot '143'-(Lakeworth Avenue)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically a Variance & Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), and a front-yard setback Variance from the Dimensional Regulations (Section 6.4) to construct a 3-bedroom dwelling with a rear deck at the above-referenced property.

**4R Public Hearing: John Picerne – Assessor's Plat 'F', Lot '21' - (4 Hazard Avenue)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4) and a Special Use Permit from the Table of Use Regulations (Section 6.1): Code 02 (Two Family Dwelling or Duplex), to demolish an existing garage with dwelling space above and construct new 3-car garage with dwelling space above and an addition at the above referenced property.

**5R Public Hearing: Daniel Lanares – Assessor's Plat 'M', Lots '27 & 28' – (1 Central Avenue)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically a Variance & Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), and a front-yard setback Variance from the Dimensional Regulations (Section 6.4) to demolish 2 existing dwellings and accessory structures and construct dwelling decks at the above referenced property.

**6R Public Hearing: Cara Conaty – Assessor's Plat 'M', Lot '167-103' – (8 Lane Three)** for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning', specifically a Dimensional Variance from the Breakwater Village Special District (Section 4.8.1.5) and a Special Use Permit from the Breakwater Village Special District (Section 4.8.1.6[f]), to demolish the existing dwelling and construct a two-story dwelling with decks at the above-referenced property.

**REPORTS FROM THE BOARD/STAFF:**  
**CORRESPONDENCE:**  
**ADJOURNMENT:**

**Posted: 10/09/13**